

Senior Center Feasibility Study Findings & Recommendations March 26, 2007





Background

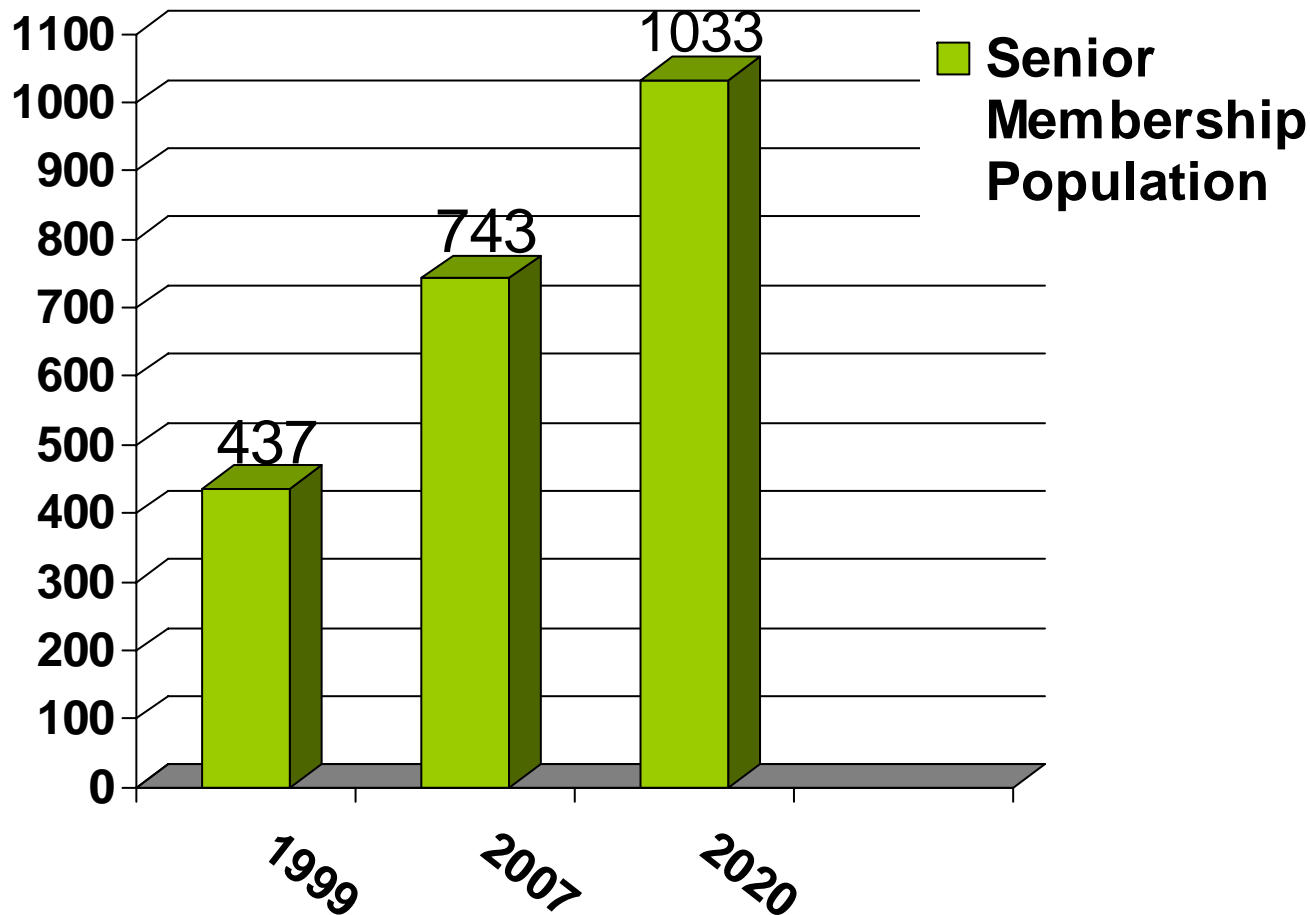
- Resolution approved February, 2006 for a space study for the Senior Center.
- Contract executed with Colimore Gallow Architects in March, 2006.
- Study commenced in April, 2006.
- Staff & consultants met through December, 2006.



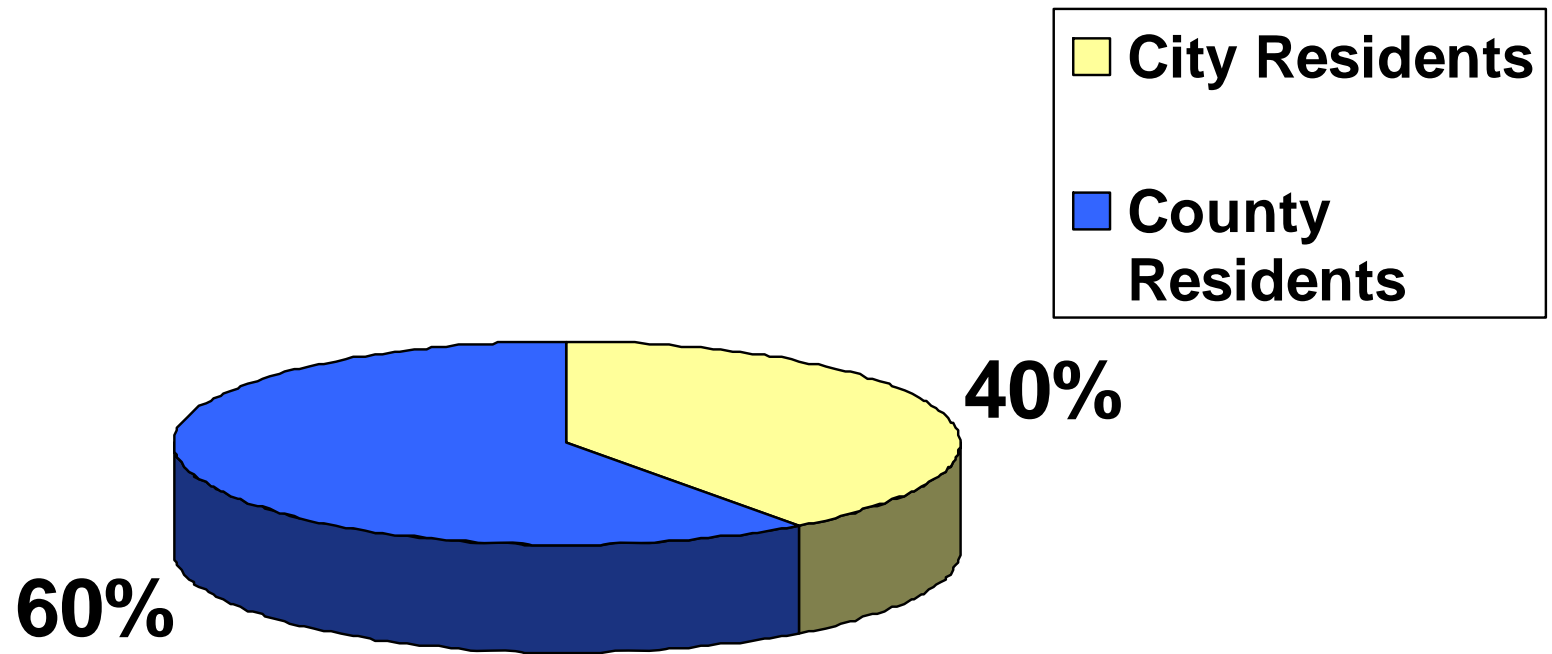
Scope of Study


- Review & document the Center's existing space conditions.
- Assess current and future space needs projected to 2017.

Study Summary – Customer Base



Study Summary – Customer Base



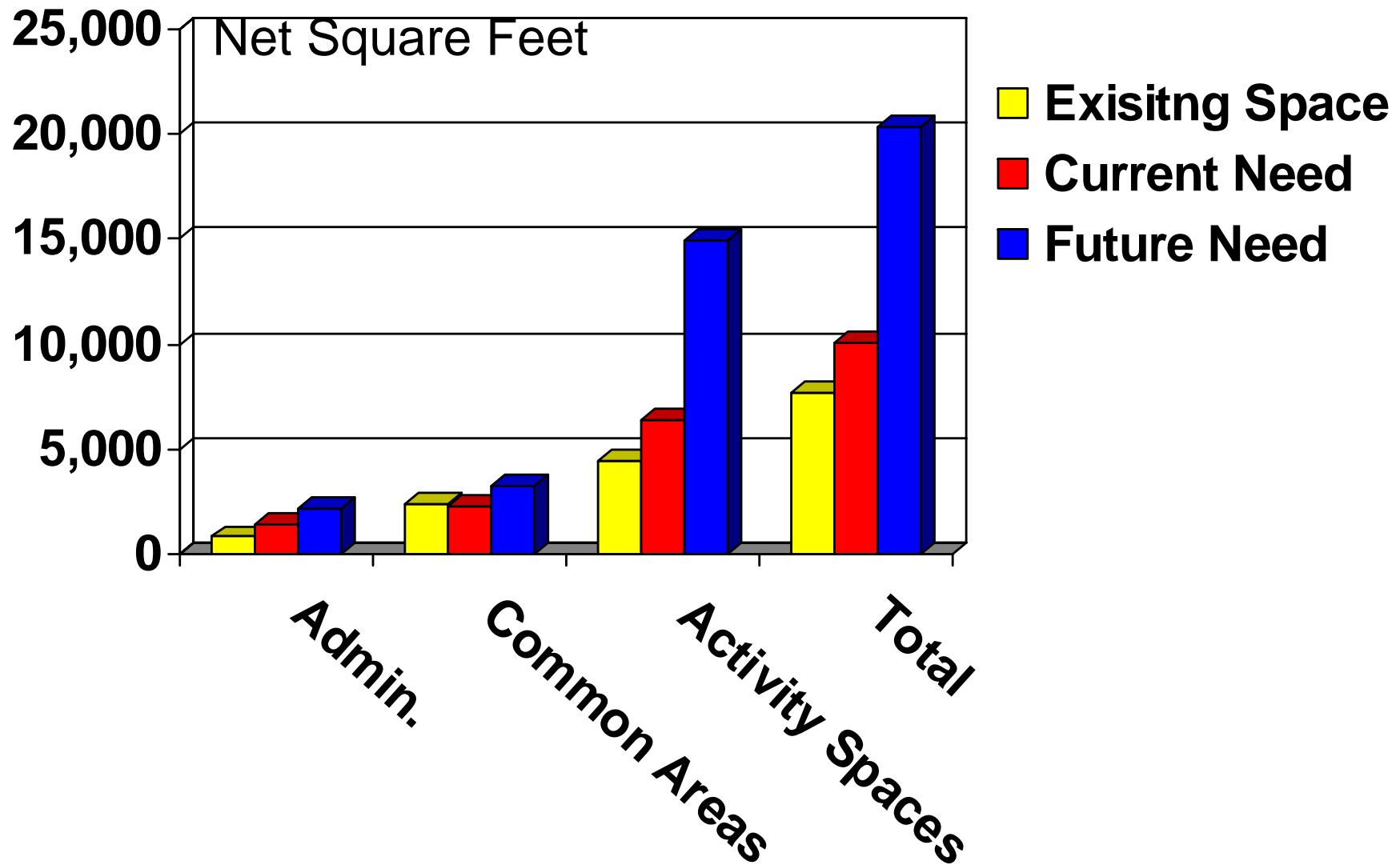


Study Summary – Customer Base

Current Daily Attendance

104

Study Summary – Space Needs





Consultant Recommendations

Recommendation	Advantages	Disadvantages
Reconfigure & add to existing space	<ul style="list-style-type: none">▪ Extends life & improves condition of existing facility	<ul style="list-style-type: none">▪ Expansion limited by site▪ \$2.5 million estimated costs does not meet future needs▪ Facility would be closed for construction▪ Improvements would take 2 years



Consultant Recommendations

Recommendation	Advantages	Disadvantages
Limit program to City Residents	<ul style="list-style-type: none">▪ Allows current and future programs to remain in existing facility	<ul style="list-style-type: none">▪ Requires capital investment for renovation▪ Possible loss of County funds▪ Affects members relationships▪ Decreases number of seniors served by nutrition program



Consultant Recommendations

Recommendation	Advantages	Disadvantages
Utilize off-site Facilities	<ul style="list-style-type: none">▪ Reduces capital expenditures▪ Allows for program expansion and diversity▪ Maximizes use of other City spaces	<ul style="list-style-type: none">▪ Requires additional staffing▪ Requires improved transportation▪ Seniors prefer 1 location



Consultant Recommendations

Recommendation	Advantages	Disadvantages
Design and construct a new facility	<ul style="list-style-type: none">▪ Allows City to create a modern facility to serve the growing senior population.▪ Allows possible continued use by County residents▪ Mitigates problems associated with a shared facility	<ul style="list-style-type: none">▪ Larger commitment of capital dollars▪ Longer time-frame until delivery (5 – 7 years)



Discussion

The Project Team analyzed the consultant's report & developed potential solutions to meet the Center's needs associated with:

- Current and future space needs
- Accessibility needs
- Programming needs



Strategies for Current Needs

- Extension of operating hours
- Changes to service delivery
 - Transportation enhancements
 - Expansion of class offerings
 - Use of off-site locations
 - Saturday classes



Strategies for Current Needs

- Meet with County & State leaders
- Research funding opportunities
- Provide some upgrades



Strategies for Future Needs

- Plan, Design and Construct a new Senior Center
- Potentially change the membership structure



Staff Recommendations

- Staff & Senior Council do not propose the \$2.5 million reconfiguration.
- Staff proposes a moderate investment to meet current needs.
- Staff proposes utilizing Senior Council to implement strategies for current needs.
- Staff proposes that the Mayor & City Council appoint a site selection and facility planning committee.



Guidance

- Question & Answers
- Provide Guidance